

SECTION 2 NON-RESIDENTIAL DISTRICTS

6.01 C-1 - COMMERCIAL DISTRICT - 1

6.02 GENERAL PURPOSE AND DESCRIPTION:

The C-1, Commercial District - 1 is intended predominately for heavy retail, and light intensity wholesale and commercial uses of a service but excluding any type of warehousing or the open storage of building, construction or other materials. The nature of uses in this District have operating characteristics and traffic service requirements generally compatible with typical office, retail, shopping, and some residential environments. Operating characteristics which may be typical of uses permitted in the C-1 District include car wash, pawn shops, funeral home, minor automobile repair, and automobile sales type uses. The C-1 Commercial District is primarily intended for the Preston Road Corridor.

6.03 PERMITTED USES:

A. Uses permitted in the C-1 District are outlined in Article II, Section 3.

6.04 AREA REGULATIONS:

A. Size of Yards:

1. Minimum Front Yard - Fifty feet (50')

		Adjacent to Districts RE Through PH	Adjacent to All Other Districts	Adjacent to Dedicated Street
2. Minimum Side Yard for:	1 story structure	Twenty-five feet (25')	Twenty feet (20')	Thirty feet (30')
	2 story structure	Sixty feet (60')	Twenty feet (20')	Thirty feet (30')

3. Minimum Rear Yard for:

1 story structure	Thirty feet (30')	Thirty feet (30')	Twenty feet (20')
2½ story struc- ture	Sixty feet (60')	Sixty feet (60')	Twenty-five feet (25')

B. Size of Lot:

1. Minimum Lot Area - Eight thousand (8,000) square feet

2. Minimum Lot Width - Eighty feet (80')

3. Minimum Lot Depth - One hundred feet (100')

C. Maximum Height - Two (2) stories no greater than forty (40) feet

- D. **Maximum Lot Coverage:** Fifty percent (50%)
- E. **Maximum Floor Area Ratio:** 0.5:1 (See Article VI, Appendix 1, Illustration #1)
- F. **Other Regulations:**

As required by:

1. Off-Street Parking Requirements, Article IV, Section 4
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Accessory Building and Use Regulations, Article IV, Section 7
4. Site Plan Approval, Article IV, Section 1
5. Landscape Requirements, Article IV, Section 2
6. Screening Fence and Wall Standards, Article IV, Section 5
7. Lighting and Glare Standards, Article IV, Section 6